091.0	0005	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	630,500	/	630,500
USE VALUE:	630,500	/	630,500
ASSESSED:	630,500	/	630,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAWSON JEFFREY T
Owner 2:	RAWSON MARIANNE
Owner 3:	
Street 1:	115 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RAWSON JEFFREY T -
Owner 2:	RAWSON MARIANNE -
Street 1:	115 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Vinyl Exterior and 1640 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6048.000	209,500		421,000	630,500
Total Card	0.139	209,500		421,000	630,500
Total Parcel	0.139	209,500		421,000	630,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.45 | /Parcel: 384.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	58886
GIS Ref	
GIS Ref	
Insp Date	12/08/08

!7426!

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0005-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	209,500	0	6,048.	421,000	630,500		Year end	12/23/2021
2021	101	FV	209,500	0	6,048.	421,000	630,500		Year End Roll	12/10/2020
2020	101	FV	209,500	0	6,048.	421,000	630,500	630,500	Year End Roll	12/18/2019
2019	101	FV	193,900	0	6,048.	427,000	620,900	620,900	Year End Roll	1/3/2019
2018	101	FV	193,900	0	6,048.	318,800	512,700	512,700	Year End Roll	12/20/2017
2017	101	FV	193,900	0	6,048.	288,700	482,600	482,600	Year End Roll	1/3/2017
2016	101	FV	193,900	0	6,048.	276,700	470,600	470,600	Year End	1/4/2016
2015	101	FV	175,800	0	6,048.	234,600	410,400	410,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:33:17

LAST REV

Date	Time
05/06/09	11:34:14
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7426

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAWSON JEFFREY	43434-341		8/3/2004	Family		No	No		
	10224-280		2/28/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2008	Meas/Inspect	189	PATRIOT
4/5/2000	Inspected	276	PATRIOT
3/14/2000	Measured	263	PATRIOT
8/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58886
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6048		Sq. Ft.	Site		0	70.	0.99	5									421,006						421,000	

Total AC/HA:	0.13884	Total SF/SM:	6048	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,006	Spl Credit		Total:	421,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	128.622
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303693
Depreciation:	94145
Depreciated Total:	209548

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

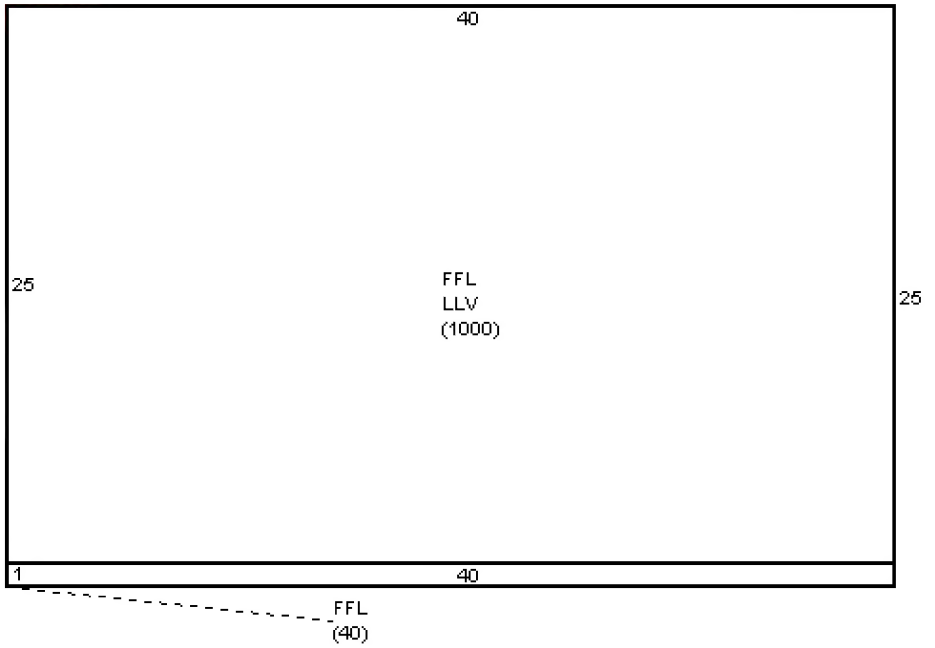
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	128.62
Special Features:	0	Val/Su Net:	102.70
Final Total:	209500	Val/Su SzAd	201.44

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	128.620	133,767
LLV	Lower Level	1,000	83.930	83,926

Net Sketched Area:	2,040	Total:	217,693

Size Ad	1040	Gross Area	2040	FinArea	1640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

091.0-0005-0006.A

IMAGE

AssessPro Patriot Properties, Inc